



RENTAL APPRAISAL

10 SOPHORA PLACE, PARKLANDS, CHRISTCHURCH

3 bedroom / 1 bathroom / 2 off street park

\$570 - \$600 per week

North-facing open-plan living opens to a large deck and generous 620sqm section, perfect for summer BBQs and relaxed weekends. Three bedrooms, a combined bathroom/toilet, heat pump, and ceiling/underfloor insulation make this a comfortable, practical home, with plenty of scope to add value. A freestanding garage and off-street parking complete the package. Close to parks, Bottle Lake Forest, Travis Wetlands, schools, and local shops, this is a sunny, well-located home with solid rental appeal.

Our rental appraisals are based on an unfurnished property, current market conditions using data from Corelogic, Trademe and Tenancy Services.

Comparable Rentals

1 400A BOWER AVENUE, PARKLANDS, CHRISTCHURCH, 8083



3 1 1 723m² 125m²
 Age 1950 DOM 35 days Capital Value \$510,000
 Listing Date 01-Oct-25 Distance 1.54km CV Date 01-Aug-22
 Listing Price \$550/week

2 32 BOWER AVENUE, NEW BRIGHTON, CHRISTCHURCH, 8083



3 1 1 678m² 102m²
 Age 1950 DOM 33 days Capital Value \$300,000
 Listing Date 03-Oct-25 Distance 3.14km CV Date 01-Aug-22
 Listing Price \$525/week

3 6 HORSESHOE LAKE ROAD, SHIRLEY, CHRISTCHURCH, 8061



3 1 1 607m² 107m²
 Age 1950 DOM 51 days Capital Value \$580,000
 Listing Date 15-Sep-25 Distance 4.19km CV Date 01-Aug-22
 Listing Price \$520/week

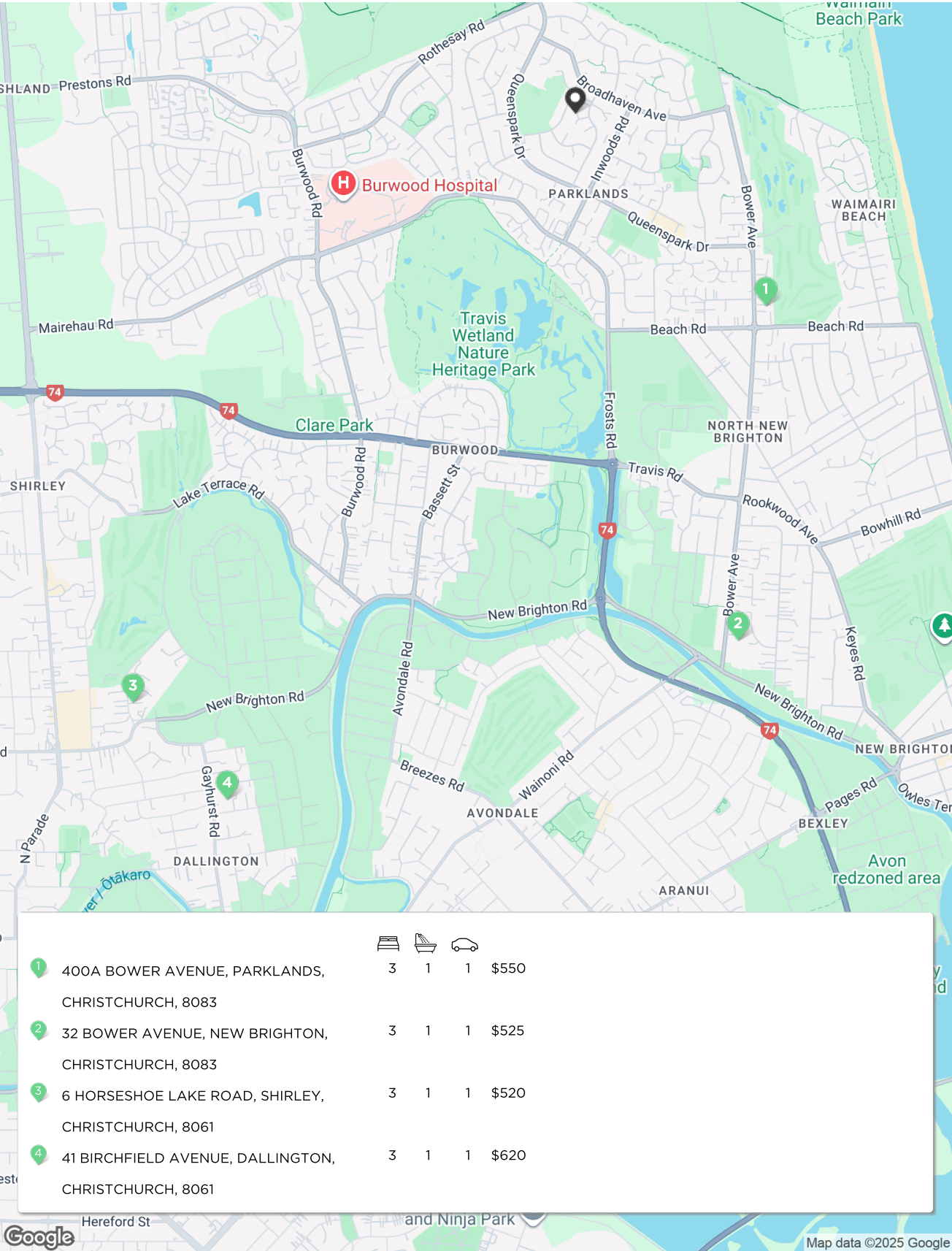
4 41 BIRCHFIELD AVENUE, DALLINGTON, CHRISTCHURCH, 8061



3 1 1 497m² 110m²
 Age 1990 DOM 19 days Capital Value \$550,000
 Listing Date 17-Oct-25 Distance 4.38km CV Date 01-Aug-22
 Listing Price \$620/week

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Comps Map: Rentals



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FRASER FLYNN

Jackie Youngman

Business Development Manager

Hi, I'm Jackie from Fraser Flynn.

We specialise in managing investment properties for owners who value clear communication, reliable tenants, and a high standard of service. We understand the unique needs of modern property management.

Our team is REINZ Accredited and Level 4 Certified, and we're proud to be backed by over 180 five-star reviews from clients who appreciate our dedication and professionalism.

Whether you're ready to get started or just want to ask a few questions, feel free to get in touch — I'm always happy to help.

Look forward to
hearing from you
soon,



Get a Rental Appraisal



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